

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Cambridge

State: MA

PJ's Total HOME Allocation Received: \$16,158,482

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	91.14 %	91.03 %	10	90.66 %	61	58	
% of Funds Disbursed	83.51 %	84.95 %	10	81.06 %	55	53	
Leveraging Ratio for Rental Activities	11.83	7.56	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.00 %	91.54 %	13	81.27 %	38	36	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.96 %	72.72 %	7	68.23 %	65	61	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	73.66 %	81.44 %	17	79.86 %	24	25	
% of 0-30% AMI Renters to All Renters***	38.71 %	49.59 %	16	44.82 %	36	37	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.46 %	96.41 %	9	94.65 %	59	58	
Overall Ranking:			In State: 9 / 19	Nationally:	62	62	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,494	\$26,175		\$25,419	186 Units	50.30 %	
Homebuyer Unit	\$27,792	\$15,910		\$14,530	176 Units	47.60 %	
Homeowner-Rehab Unit	\$15,438	\$14,817		\$20,251	8 Units	2.20 %	
TBRA Unit	\$0	\$3,760		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cambridge MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$174,558	\$211,013	\$26,988
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.4	29.5	50.0	0.0
Black/African American:	34.4	38.6	50.0	0.0
Asian:	5.4	5.7	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.5	0.0	0.0	0.0
Other Multi Racial:	1.6	8.0	0.0	0.0
Asian/Pacific Islander:	0.5	5.7	0.0	0.0

ETHNICITY:

Hispanic	15.6	12.5	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	33.9	8.0	25.0	0.0
2 Persons:	26.9	18.8	50.0	0.0
3 Persons:	23.7	28.4	12.5	0.0
4 Persons:	12.4	25.0	12.5	0.0
5 Persons:	2.7	15.3	0.0	0.0
6 Persons:	0.5	2.8	0.0	0.0
7 Persons:	0.0	1.1	0.0	0.0
8 or more Persons:	0.0	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.4	10.2	25.0	0.0
Elderly:	5.9	2.3	37.5	0.0
Related/Single Parent:	37.1	38.1	37.5	0.0
Related/Two Parent:	16.7	47.7	0.0	0.0
Other:	5.9	1.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	61.3	2.3 [#]
HOME TBRA:	0.5	
Other:	4.3	
No Assistance:	33.9	

of Section 504 Compliant Units / Completed Units Since 2001 206

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cambridge

State: MA

Group Rank: 62
(Percentile)

State Rank: 9 / 19 PJs

Overall Rank: 62
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	77.96	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	73.66	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.46	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.47	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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